

159.0

Map

0011

Block

0021.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 643,000 /

USE VALUE: 643,000 /

ASSESSed: 643,000 /

Total Card /

Total Parcel

643,000

643,000

643,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
194		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:				
Owner 1:	GELLATLY STEVEN C			
Owner 2:				
Owner 3:				
Street 1:	194 FLORENCE AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	GELLATLY HELEN -		
Owner 2:	-		
Street 1:	194 FLORENCE AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Aluminum Exterior and 1100 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6756		Sq. Ft.	Site		0	70.	0.92	7									435,876						435,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6756.000	207,100		435,900	643,000
Total Card	0.155	207,100		435,900	643,000
Total Parcel	0.155	207,100		435,900	643,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	584.55	/Parcel:	584.55

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	207,100	0	6,756.	435,900	643,000		Year end	12/23/2021
2021	101	FV	201,000	0	6,756.	435,900	636,900		Year End Roll	12/10/2020
2020	101	FV	201,000	0	6,756.	435,900	636,900	636,900	Year End Roll	12/18/2019
2019	101	FV	181,000	0	6,756.	435,900	616,900	616,900	Year End Roll	1/3/2019
2018	101	FV	181,300	0	6,756.	367,400	548,700	548,700	Year End Roll	12/20/2017
2017	101	FV	181,300	0	6,756.	336,200	517,500	517,500	Year End Roll	1/3/2017
2016	101	FV	181,300	0	6,756.	286,400	467,700	467,700	Year End	1/4/2016
2015	101	FV	170,800	0	6,756.	249,100	419,900	419,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GELLATLY HELEN	31619-399		7/8/2000	Family	158,000	No	No		
	19143-587		6/1/1988			1	No	No	A

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2001	679	Dormers	53,000	C				EXPAND DORMER/LIVI

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Meas/Inspect	HS	Hanne S
10/18/2008	Meas/Inspect	197	PATRIOT
5/22/2002	Permit Visit	PM	Peter M
2/5/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
12/3/1999	Measured	272	PATRIOT
7/14/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

USER DEFINED

Prior Id # 1:	106316
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	14:50:46

LAST REV

Date	Time
08/09/18	08:58:09
apro	
12473	

Total AC/HA:

0.15510

Total SF/SM:

6756

Parcel LUC:

101

One Family

Prime NB Desc

ARLINGTON

Total:

435,876

Spl Credit

Total:

435,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

